

October 16, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08PW0153

Colonial Heights Baptist Church
(Colonial Heights Baptist Church)

Bermuda Magisterial District
North line of Arrowfield Road

REQUEST: Modifications to Development Standards.

Colonial Heights Baptist Church requests Planning Commission approval of a Modification to Development Standards to the Zoning Ordinance requirement that requires parking areas to be paved, have curb and gutter, and have interior landscaping for two (2) areas of interim overflow gravel parking.

RECOMMENDATION

Staff recommends approval with two (2) conditions for the following reasons:

1. The proposed gravel parking areas will not substantially impact the adjacent residential property.
2. The church master plan indicates that as the church expands, the two (2) proposed gravel parking areas will be removed for additional buildings and permanent paved parking. A copy of the church master plan is attached.
3. The proposed gravel parking is in addition to the required paved parking and is not anticipated to be used on a frequent basis.
4. The improvements to the public facilities are consistent with the Southern Jefferson Davis Corridor Plan.

CONDITIONS

1. Both gravel parking areas shall be removed prior to issuance of the certificate of occupancy for the next building phase, either the expansion of the existing building or construction of the building to the north. (P)
2. The currently approved site plan shall be revised and shall be submitted for administrative review and approval which accomplish the following staff review comments. (P)

STAFF REVIEW COMMENTS:

1. Runoff from Area B (gravel lot) shall be collected and conveyed in a non-erodible manner to an adequate outfall. (EE)
2. Provide revised drainage area calculations and make any required revisions to the stormwater drainage system. (EE)
3. Provide safety measures adjacent to the BMP. (P & EE)
4. Provide culverts and installation methods approved by Environmental Engineering Department and Fire and EMS. (EE & F)
5. Provide a detail of the gravel installation providing for a minimum of six (6) inches of stone for the gravel parking areas. (P)
6. Revise the plans to provide parking spaces that are at least 200 square feet and at least ten (10) feet wide in the gravel areas. (P)
7. Provide a method of delineating the parking bays and angle of parking in these gravel parking areas. (P)
8. Provide a method of delineating the perimeter of the parking and the entrance drives for Area B. (P)

GENERAL INFORMATION

Associated Public Hearing Case:

05SN0253 – Trustees of the Colonial Heights Baptist Church

Developer:

Colonial Heights Baptist Church

Design Consultant:

Vanasse Hangen Brustlin, Inc. (VHB)

Location:

Located on the north line of Arrowfield Road. Tax ID 800-629-7899 (Sheet 41).

Existing Zoning and Land Use:

Regional Business District (C-4) with CUPD; Public/semi public, (church)

Size:

25 acres

Adjacent Zoning and Land Use:

North - A; Vacant and public/semi-public (church)
South - A: Residential or vacant
East - C-3; Public/semi-public (church)
West - MH-2; Residential or vacant

BACKGROUND

Paving and curb and gutter for parking areas are required by Section 19-514(d) of the Zoning Ordinance. Landscaping within the parking areas is required by Section 19-519.

The applicant is proposing to construct two (2) overflow gravel parking areas east of the Phase I building. The applicant is requesting a Modification to Development Standards to the Zoning Ordinance requirement that requires parking areas to be paved, have curb and gutter, and have interior landscaping.

Area A is located in an open area at the east end of the building on one (1) side, with walks and parking on the other three (3) sides. The building is designed to expand into this area with the next construction phase for this building.

Area B is located between the BMP and the parking setback line for Arrowfield Road and near the east section of paved parking. As noted in the attached letter from the church, as the church grows, it is anticipated that the BMP will be relocated and additional paved parking will be provided in the location of Area B and the existing BMP. In making those changes, it is anticipated that considerable re-grading will be needed as part of the next development phase.

The parking requirement for the church is currently fully met with paved parking so it is anticipated that this parking will not be used on a frequent basis, however, by having the overflow parking, it reduces potential conflicts due to a full parking lot. Staff believes that

having the gravel overflow parking located where shown will not substantially impact the adjacent residential property.

Since both of the gravel area locations are shown on the master plan to be removed with further development, staff recommends that removal of the gravel areas be required with the next phase of building construction rather than a set period of time (Condition 1). Since staff review will be required with any future building expansion, staff will be able to ensure that the site will ultimately meet all Zoning Ordinance requirements. A copy of the master plan is attached.

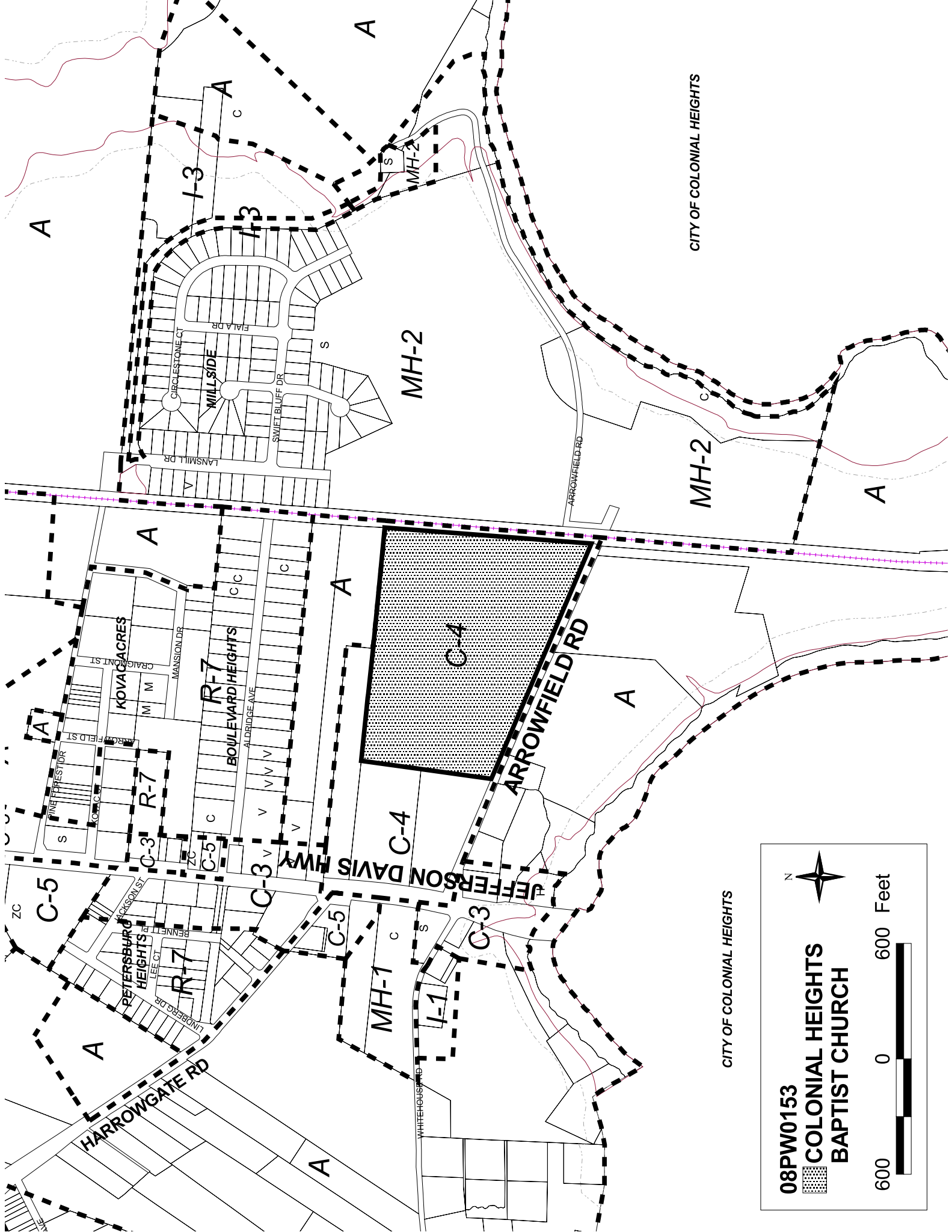
The approved site plans did not include the proposed gravel areas as parking areas, thus the plans require revision due to the changed design, especially regarding access, grading, drainage and parking layout (Condition 2).

Staff recommends approval of the Modification to Development Standards to the Zoning Ordinance requirement that require parking areas to be paved, have curb and gutter, and have interior landscaping for two (2) areas of interim overflow gravel parking with the two (2) conditions and staff review comments for the reasons noted.

CONCLUSIONS

The Zoning Ordinance requires that the Planning Commission make five (5) findings in its determination of modifications to development standards requests (see attached). The applicant has submitted justifications for this request.

Staff recommends approval of the Modification to Development Standards with the two (2) conditions and staff review comments for the reasons noted.

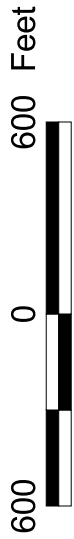


CITY OF COLONIAL HEIGHTS

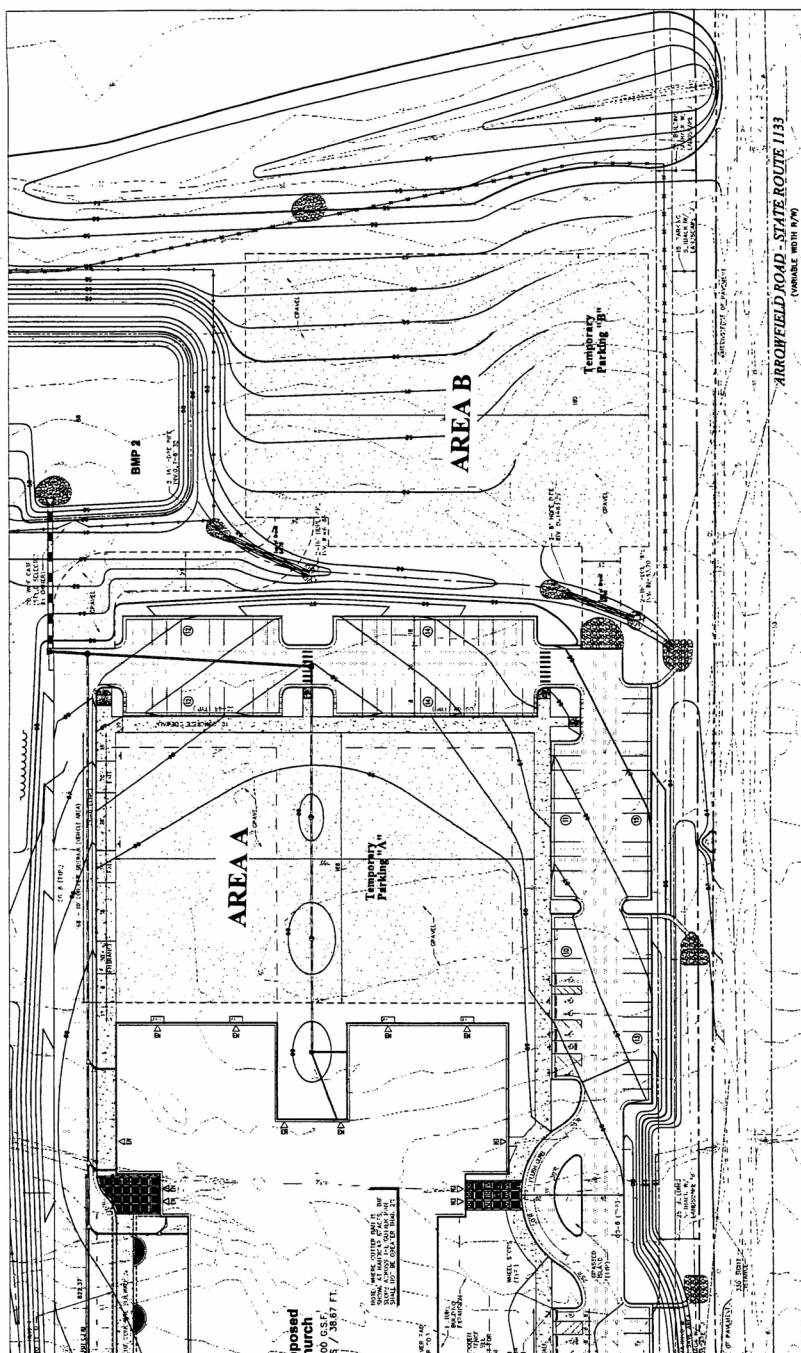
CITY OF COLONIAL HEIGHTS

08PW0153

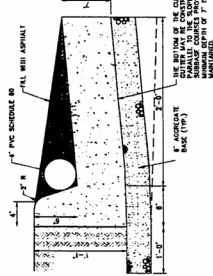
 COLONIAL HEIGHTS
BAPTIST CHURCH



This page is blank.

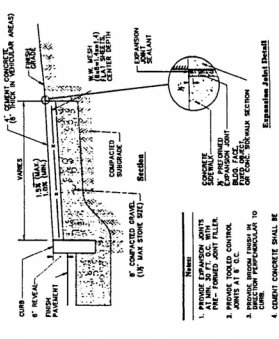


EXISTING GRADING PLAN WITH GRAVEL PARKING AREAS A & B WITH DRIVES SHOWN.

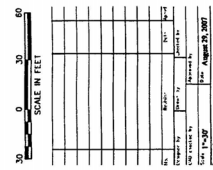


1. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
2. CONCRETE TO BE CLASS AS F CAST IN PLACE, 4000 PSI.
3. FOR USE WITH EXISTING UNPAVED DRIVEWAYS, THE PIPE SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
4. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
5. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
6. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
7. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
8. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
9. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.
10. THE GUTTER PAN SHALL BE SET IN A 12 INCH DEEP GUTTER PAN.

Pipe in the Gutter Pan
N.T.S.



Concrete Sidewalk at Vehicle Area
N.T.S.



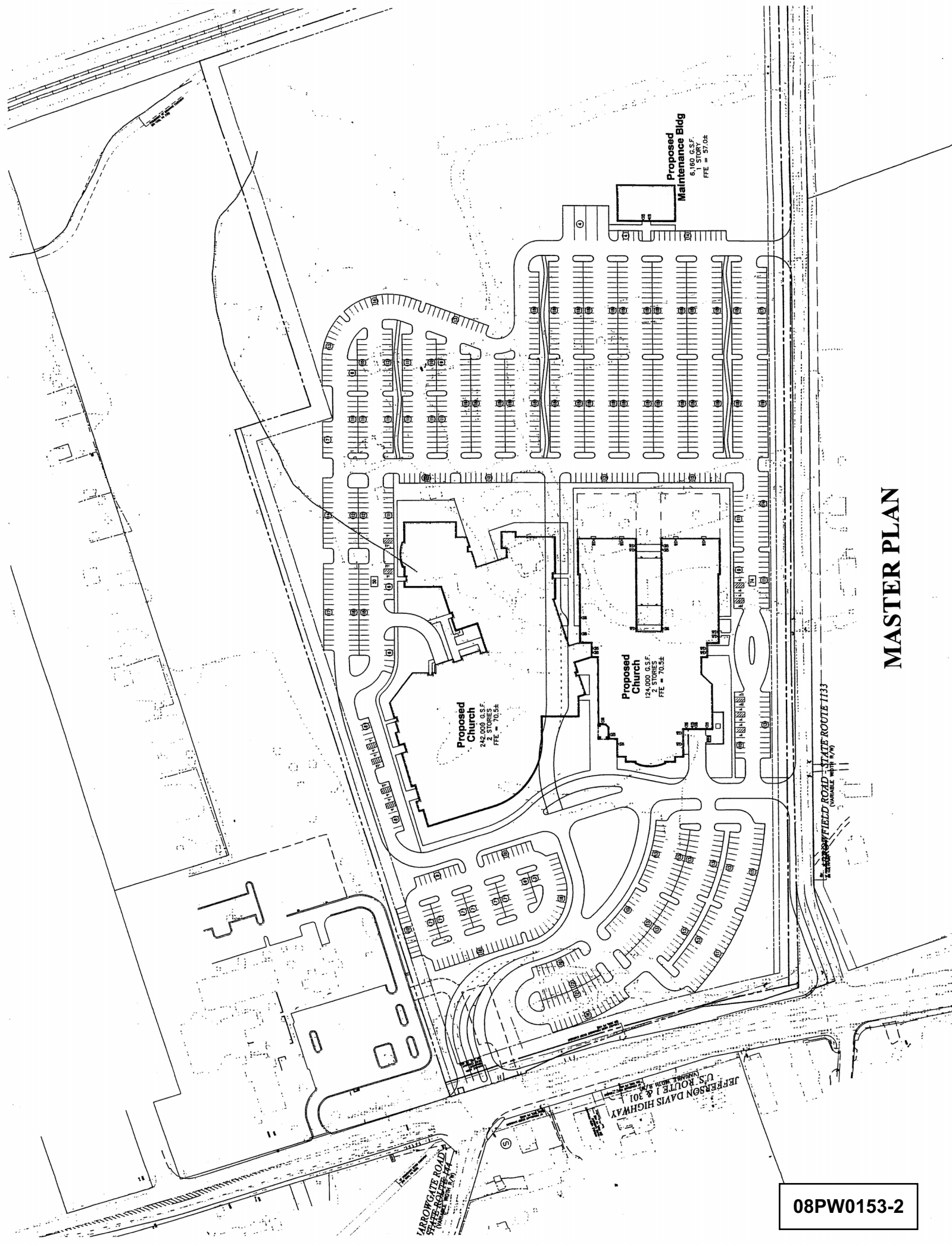
Project No. 08PW0153-1
Date: August 20, 2007
Drawn By: [Name]
Checked By: [Name]
Reviewed By: [Name]
Approved By: [Name]
Colonial Heights Baptist Church
Phase 1
Chesapeake County, Virginia
County Approval

Site Plan

PK-1

County Site Plan #05PR0388
Site Plan #05-0198

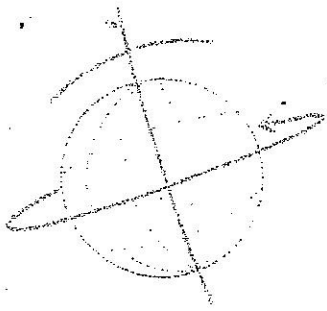
This page is blank.



MASTER PLAN

08PW0153-2

This page is blank.



Colonial Heights Baptist Church

231 Chesterfield Ave. Colonial Heights, VA 23834
(804) 526-0424 www.chbaptist.com

October 2, 2007

Mr. Greg Allen
Planning Administrator
Chesterfield County
PO Box 40
Chesterfield, Virginia 23832-0040

RE: Colonial Heights Baptist Church, Reference Site Plan # 05PR0388

Dear Mr. Allen,

Colonial Heights Baptist Church is requesting a modification to the development standard (waiver) for our new church facility located at 17201 Jefferson Davis Highway, Colonial Heights, VA 23834. The Site Plan Review Application and a check to cover the \$240.00 fee are enclosed. The specific waiver we are requesting is to provide interim overflow gravel parking behind the new facility as shown on the enclosed drawing C-2. This drawing shows two overflow parking areas. Area A is designated for expansion of the building in approximately 5 years or as growth dictates. Area B is designated future permanent parking on our Master Plan and could occur simultaneous with the expansion of the two educational buildings in Area A. As a part of this waiver we also request exception to paving the proposed overflow parking areas, installation of curb and gutter and internal landscaping.

Area A will be graded per the approved Site Plan #05PRO388 and all runoff water will flow into BMP 2 as designed. It is proposed to install temporary concrete bumpers to identify each parking space in this area. As stated, area A will be absorbed by the next phase of construction when the two educational buildings are expanded in about 5 years or so. The parking area has one entrance and two exits, all onto the access road to the north of the building.

Area B will also remain the same grade per the approved Site Plan #05PRO388. When permanent parking is installed in Area B the area must be re-graded to channel water runoff into a larger BMP 2 that will be constructed in the northeast corner of the property near the railroad tracks. I am also enclosing a copy of the Master Plan drawing C-1 that depicts how the future parking lot will encompass both Area B and the present BMP 2. When this phase takes place the present BMP 2 will be filled in and converted to parking per the Master Plan. At that time appropriate curb, gutter, landscaping, lighting, etc will be installed. The end result is that the area will be graded significantly different than what exist presently so that runoff is channeled into the future BMP 2 near the rail road tracks.

In accordance with Zoning, section 19-19, below is the justification for this waiver as required in paragraph (b).

- (1) Our church is presently constructing phase 1 of a multi phase facility. Future phases will require more parking spaces to be added with each phase. Our approved site plan fully meets the requirements of the county regarding the number of parking spaces included in phase 1. Occasionally special services and performances will bring in more people and vehicles than are expected on a regular basis. We request approval to establish two areas of overflow parking on our property as shown on the sketch.
- (2) We believe our request is a special situation. There is no offsite parking areas near our new church facility that could be used to handle the potential parking overflow. Additionally, neither Arrowfield Road nor Jeff Davis Highway is equipped with any street parking plus, it is desirable to keep the overflow parking on our property. Additional permanent parking will be added in the next phase of construction.

Roger Hamrick
Project Manager

Dr. Randall T. Hahn
Senior Pastor

08PW0153-3

This page is blank.



Colonial Heights Baptist Church

231 Chesterfield Ave. Colonial Heights, VA 23834

(804) 526-0424 www.chbaptist.com

- (3) The waiver we are requesting will not be visible from Jeff Davis Highway. There are only the four houses along Arrowfield Road and we feel this waiver will have negligible effect upon them. Our need of overflow parking will normally occur only on Sundays. If a dust becomes an issue we will water the overflow parking area to control it.
- (4) This is a unique situation due to the phasing of development on the property. The timing of future phases will be determined mainly by our growth in attendance. We do not see a need for consideration of a change in the general regulation.
- (5) The property is zoned C4. This waiver will allow appropriate development of our multi phase plans that is typical of other commercial development. We anticipate we will need this waver for approximately 5 years or, at such time that growth dictates a need for the next phase of development.

Sincerely,



Roger H. Hamrick, Project Manager

Cc Dr. Randall T. Hahn, Senior Pastor

Enclosures

Roger Hamrick
Project Manager

Dr. Randall T. Hahn
Senior Pastor

This page is blank.